



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
September 9, 2014
REGULAR MEETING**

Agenda #		Action or Direction
I	Call to Order	Chair Wood called the meeting to order at 6:00 p.m.
II	Roll Call	Commissioner Ehlers was absent
III	Chairperson's Opening Remarks	
IV	30 minute Citizen Comment Period	1. Paul Murray.
1	<p><u>Consent Agenda</u></p> <p>PC-14-21-01 (Blanco Place II) Consider a request by HMT Engineering and Surveying, on behalf of Arthur Don Purswell FLP and Sara Moesker FLP, for a Concept Plat consisting of 56.34 acres out of a portion of the Juan Martin Veramendi Tract.</p>	<p>Approved on consent 7-0</p> <p>Commissioner Hughson recused herself from the Consent Agenda and PC-14-22_05 (Blanco Riverwalk, Lot 1, Block D, Replat)</p>
2	<p>PC-14-20-03 (Griffith Ford) Consider a request by HMT Engineering and Surveying, on behalf of Arthur Don Purswell FLP, Sara Moesker FLP, and the C J Griffith Family LLP for a Final Plat and the associated subdivision improvement agreement, consisting of 10.125 acres out of a portion the Juan Martin Veramendi, abstract number 17, establishing Griffith Ford Unit 1.</p>	
3	<p><u>Public Hearing:</u></p> <p>PC-14-22_05 (Blanco Riverwalk, Lot 1, Block D Replat) Hold a public hearing and consider a request by Bec-Lin Engineering, L.P., on behalf of Nola Properties, L.P., for approval of a replat, and the associated subdivision improvement agreement, of 13.681 acres, more or less, being Lot 1, Block D of Blanco Riverwalk Subdivision, establishing Lots 1A, 1B and 1C, Block D, Blanco Riverwalk Subdivision, City of San Marcos, Hays County, Texas.</p>	<p>Public Hearing: no comments</p> <p>Approved 7-0</p>

4	PC-14-23_04 (San Marcos Business Park Replat) Hold a public hearing and consider a request by Ramsey Engineering, LLC, on behalf of WMSS Joint Venture, for approval of a replat of 2.52 acres, more or less, being Lot 2-A, San Marcos Business Park, Section One, establishing lots 2-B and 2-C.	Public Hearing: no comments Approved 8-0
5	CUP-14-26 (Eskimo Hut) Hold a public hearing and consider a request by The Choi Group, LLC, for a new Conditional Use Permit to allow the sale of beer and wine for on-premise consumption for a restaurant establishment at 1101 Thorpe Lane.	Public Hearing: no comments Approved 8-0 with conditions: <ol style="list-style-type: none"> 1. The permit shall be valid for one (1) year, provided standards are met, subject to the point system; 2. The permit shall be effective upon issuance of the Certificate of Occupancy; and 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.
6	CUP-14-28 (Barfish/Bar 141) Hold a public hearing and consider a request by Brian Scofield for an amendment to an existing Unrestricted Conditional Use Permit in order to expand the service area on to a 462 square foot deck/patio that would be added to the rear of the property located at 141 E Hopkins Street.	Public Hearing: Brian Scofield Approved 8-0 with conditions: <ol style="list-style-type: none"> 1. The permit shall be valid for the lifetime of the TABC Permit, provided standards are met, subject to the point system; 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy; and 3. No speakers shall be permitted in the outdoor deck area.
7	CUP 14-29 (1229 Belvin Street) Hold a public hearing and consider a request by Frank Gomillion, on behalf of Kay Hetherly, for an accessory structure greater than 12 feet in height at 1229 Belvin Street.	The applicant withdrew the request.
8	<p><u>Non-Consent Agenda</u></p> <p>Receive an update from staff and hold discussion regarding the Fall 2014 Preferred Scenario Amendment process for consideration and hear details on each of the applications received:</p> <p>PSA-14-04 High Pointe Communities - approximately 158 acres along the east side of IH 35 south of Posey Road - Medium Intensity</p>	Amanda Hernandez gave an update on the Fall 2014 PSA Process.

	<p>PSA-14-05 Moeller and Associates - approximately 563.8 acres along Staples Road east of Old Bastrop Highway - Medium Intensity</p> <p>PSA-14-06 Campus Village Communities - approximately 2.78 acres at the intersection of Sessom Drive and Academy Street - Medium Intensity</p> <p>PSA-14-07 Flying TZ, LP - approximately 92.00 acres along IH 35 and Old Bastrop Highway south of Posey Road - Medium Intensity</p> <p>PSA-14-08 ETR Development Consulting, LLC - approximately 6 acres at the intersection of IH 35 and Luciano Flores Blvd - High Intensity</p>	
9	<p><u>Development Services Report:</u></p> <p>a. Code SMTX Update</p> <p>b. Development Services Staffing Update</p>	<p>John Foreman gave an update on CodeSMTX.</p> <p>Matthew Lewis gave the staffing update.</p>
V	<p>Question and Answer Session with Press and Public.</p> <p><i>This is an opportunity for the Press and Public to ask questions related to items on this agenda.</i></p>	<p>No questions from the Press and Public.</p>
VI	Adjournment	Adjourned at 6:49 p.m.